Sec. 2.14   HI, Heavy Industrial District

2.14.1   Purpose
The HI, Heavy industrial District is designed to accommodate the heavy industrial and manufacturing activities that are not compatible with most other residential, commercial or industrial uses and to enhance the economic development of Grand County. In addition to the use and Lot Design Standards of this section, development in the HI, Heavy industrial District shall be in compliance with all other applicable provisions of this LUC.

2.14.2   Allowed Uses
Uses are allowed in the HI district in accordance with the Use Table of Sec. 3.1.

2.14.3   Lot Design Standards
All development in the HI district shall be subject to the Lot Design Standards of Article 5.

2.14.4   District Standards
All principal structures shall comply with the following requirements:

[RESERVED]

2.14.5   District Standards
All principal structures shall:

A.   Minimum Contiguous District Area: 20 Acres

B.   Landscaping Plan
1.   A landscaped strip of lawn, shrubs and/or trees at least 10 feet in width shall be provided along the right-of-way line that borders development in the HI district.
2.   At least 15 percent of the entire developed site shall be landscaped in planting beds, preferably with low water use Xeriscape plants.
3.   A landscaping plan shall illustrate the location and sizes of all plants and planting areas and shall include a sprinkler or irrigation plan.

C.   Storage
1.   All storage of junk, partially or completely dismantled automobiles, salvage materials, debris, or unsightly materials, and all solid waste storage facilities shall be stored in an enclosed building or within an enclosure surrounded by a landscaped buffer in accordance with the requirements of this LUC.
2.   All material stored outside shall be screened from view off site by a wall shall not less than 8 feet in height.
3.   No material or merchandise shall be stored to a height of more than the height of the effective screening.
4.   Maintenance equipment may be stored outside of the buildings, but only in a location approved by the Zoning Administrator.
5.   In no case shall accesses to the storage facility be less than 15 feet in width.

D.   Maintenance of Premises
1.   No excessive dust, odor, smoke or intermittent light or noise shall be emitted which is discernable beyond the zone boundary limits, except that which emanates from movement of automobiles.
2.   The premises shall be maintained in such a manner as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.
3.   All requirements as to maintenance of landscaping, off-road parking and vacant or common areas, and as to ingress and egress, shall run with the land and be binding on successors, owners and tenants.

E. Vehicular Access

No part of any vehicular access shall be located closer than 100 feet, as measured along the property line, from the corner of the property which is formed by the intersection of 2 roads, except that the County Council may permit a lesser distance it can be shown that a lesser distance will not increase traffic congestion or hazards.

F. Development Time

1. The improvements as shown by any approved final site plan shall be started within a period of 12 months after such plan is approved by the County Council, and shall be completed and ready for occupancy within a period of 24 months from the date the permit is issued.

2. The completion date may be extended by 12 additional months if the approved final site plan includes 30 acres or more.

3. When more than one (1) stage of development is shown on any approved final site plan, a first stage completion will satisfy the completion and ready for occupancy requirement.

4. Separate Building Permits shall be issued for each stage construction; history of compliance with all operating requirements during previous stage(s) operation(s) will dictate whether or not Building Permits are issued.

5. The County Council may reclassify the entire parcel into another zone, if actual development is not completed within the specified time.